



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 46
Comm #: 53803-9999-19
BRRTS #: 03-33-002011
Site Name: White's IOCO
Site Address: 149 Main St/Hwy 11, Benton, 53803
Site Manager: Linda Hanefeld
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3310
e-mail: linda.hanefeld@wisconsin.gov
Bid Manager: Andrew Alles
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-8509
e-mail: Andy.Alles@Wisconsin.Gov

Bid-Start Date:	November 20, 2006
Questions must be received by (See Section 2 (B)):	December 04, 2006, 4:00 PM
Responses will be posted by (See Section 2 (B)):	December 22, 2006
Bid-End Date and Time:	January 05, 2007, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Madison, 1 E Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments:

The site has been an active gas station since 1921, and is currently operating. In 1993, a 600 gallon gasoline product spill was reported to the Department. The release was based upon daily inventory records. This 2000 gallon UST was subsequently removed and soil contamination was noted during the tank assessment. Later in 1993, DNR was notified that the 6000 gal and 8000gal USTsystem piping failed the tightness testing. These tanks remain in-place at the site. As a result of the investigation, free product was discovered in MW1 in 2/94 (which wells, when start/stop, how much, how much recovered)

There is a 400 foot deep municipal well within 1000' feet east/northeast of the site (municipal well #2). There is an older, 325-foot deep municipal well located northwest of the site (municipal well #1). Information about well construction and locations in relation to the site is included with the documentation available from Action Legal. Water from both wells was sampled for the presence of VOCs in 2002. There were no detects in municipal well #2. Municipal well #1 had a detection of 1,1,1-trichloroethane (.22 ug/L) but it does not pose a health threat/concern at this level. The source of this contaminant has not been identified. In 2005, both municipal wells were sampled for the presence of PVOCs and none were detected.

Soils are generally silt and clay, with small amounts of sand being found occasionally at depth. Bedrock is encountered generally between 10-22 feet below ground surface (bgs) and is described as dolomite and sandstone. In October 1997, approximately 3250 tons of petroleum contaminated soil were excavated and treated at two nearby landspreading sites. The landspreading sites are closed. Depths of the excavation ranged from 15-30 feet bgs. Significant soil contamination remains at depth across the site, and most likely extends beneath the IOCO building. An SVE system was installed in an attempt to address remaining soil contamination in the area of the excavation. The extent of soil contamination appears to have been defined to the extent practicable.

Groundwater is in bedrock at depth, ranging between ~20-50 feet bgs, depending upon topography and "seasonal" variations. Flow has historically been to the southwest, but recent information has indicated there is also a northeasterly component of contaminated groundwater flow at this site, the extent of which has yet to be defined. There are 16 monitoring wells and 5 piezometers associated with the investigation. A groundwater/free product pump and treat system was installed.

The site was bid in Round 31. That work scope has been completed. However, additional work will be required to establish whether the municipal wells are being adequately protected.

Minimum Remedial Requirements:

Additional soil work will not be required.

Groundwater monitoring - Within 60 days of a contract being established between consultant and client, begin a 2-year, semi-annual monitoring schedule as outlined in the table below:

Monitoring wells	Parameters	Frequency
MW1, MW2, MW4, MW6 MW9, MW11, PZ5	PVOCs plus naphthalene	Semi-annually
MW3, MW7, MW12, MW16, PZ1, PZ2, PZ3, PZ4	PVOCs plus naphthalene	Annually (second and final rounds)
Benton Municipal Wells 1 and 2	EPA Method 524.2	Annually (second and final rounds)
MW5, MW8, MW10, MW13, MW14, MW15	PVOCs plus naphthalene	Final Round only
5 wells to be chosen by the municipality	Nitrates	First, second and fourth rounds

As one can see in the table above, all monitoring wells are to be sampled in the final sampling round. This is intended to provide the Department with recent groundwater data from the site upon which to evaluate the site for closure.

Water table elevations shall be collected from all wells during each sampling event. If free product is discovered during any sampling event, it shall be addressed. The DNR project manager shall be contacted immediately if free product is encountered.

Replace one damaged monitoring well caps. Inform the project manager of any defects in any of the groundwater monitoring wells.

Documentation: Annual reports shall be submitted summarizing the work performed. The first report will be due within 60 days after receipt of second semi-annual round of groundwater data results. The second report will be due within 60 days of completion of all monitoring activities at the site and will include recommendations for the next phase of work to be performed based upon the information collected during the completion of this scope of work. At least one groundwater flow map will be generated (additional maps may be necessary if flow direction changes more than 20 degrees). Data tables and any other pertinent information will need to be updated to make closure documentation readily available if work completed indicates closure may be possible.

The Department of Natural Resources (DNR) Project Manager shall be contacted if any well is dry during any monitoring event. The DNR Project Manager must also be contacted immediately if free product is found in any monitoring well

associated with the site. The DNR Project Manager must be alerted to any other unusual occurrence(s) at the site as soon as practical after they are discovered.

After completion of the above work scope of activities, the bidder must evaluate and determine if additional remediation/monitoring measures are necessary to aid site clean up to the extent practical to establish a stable or declining groundwater trend. If additional remedial measures are necessary, provide a summary of the necessary remedial measures and include a cost estimate for that scope of work activities. If closure is possible, a cost estimate to closure is requested. The proposed cost estimate for further work beyond this scope of work bid is not part of this bid estimate.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in

this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: White's IOCO
COMMERCE #: 53803-9999-19
BRRTS #: 03-33-002011

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
(2nd Page)

Department of Commerce PECFA Program

SITE NAME: White's IOCO
COMMERCE #: 53803-9999-19
BRRTS #: 03-33-002011

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Monitoring (include analytical cost for PVOCs and Naphthalene) per event for MW1, MW2, MW4, MW6, MW9, MW11, PZ5	\$	
2	Number of Monitoring events	X	4
3	Monitoring Subtotal 1 (Row 1 X Row 2)	\$	
4	Monitoring (include analytical cost for PVOCs and Napthalene) per event for MW3, MW7, MW12, MW16, PZ1, PZ2, PZ3, PZ4	\$	
5	Number of Monitoring events	X	2
6	Monitoring Subtotal 2 (Row 4 X Row 5)	\$	
7	Monitoring (include analytical cost for EPA Method 524.2) per event for Benton Municipal Wells 1 and 2	\$	
8	Number of Monitoring events	X	2
9	Monitoring Subtotal 3 (Row 7 X Row 8)	\$	
10	Monitoring (include analytical cost for PVOCs and Napthalene) for MW5, MW8, MW10, MW13, MW14, MW15	\$	
11	Monitoring (include analytical cost for Nitrates) per event for 5 (five) wells associated with the site to be chosen by the municipality	\$	
12	Number of Monitoring events	X	3
13	Monitoring Subtotal 4 (Row 11 X Row 12)	\$	

14	Monitoring Total (Row 3 + Row 6 + Row 9 + Row 10 + Row 13)	\$	
15	Monitoring well cap replacement	\$	
16	Documentation (reports, correspondence, etc.)	\$	
17	Bid Total	\$	
18	Contingency cost - cost for providing closure documentation. Do not include the contingency cost with the bid total.	\$	